

Teignbridge Town Centre Health Checks

Newton Abbot

Services

Along with the retail offer, town centres provide basic services for local residents. In 2018, Newton Abbot had access to all of the main services as set out in the TDC Teignbridge Settlement Hierarchy Review. No changes have been recorded between 2018 and 2019.

2018	Yes/No
Bank	Y
Community hall/centre	Y
Convenience store	Y
Traffic free cycle route to nearest town or local service centre	Y
Cycle route provision to nearest town or local service centre	Y
Dentist	Y
Dispensary	Y
Health centre/doctors facility	Y
Library	Y
Significant local employment opportunities within 5km	Y
Place of worship	Y
Post office	Y
Public house	Y
Rail station	Y
School (nursery/pre-school)	Y
School (primary)	Y
School (secondary)	Y
Peak hours public transport service to significant employment opportunity	Y
Frequent public transport service to towns / local service centres	Y

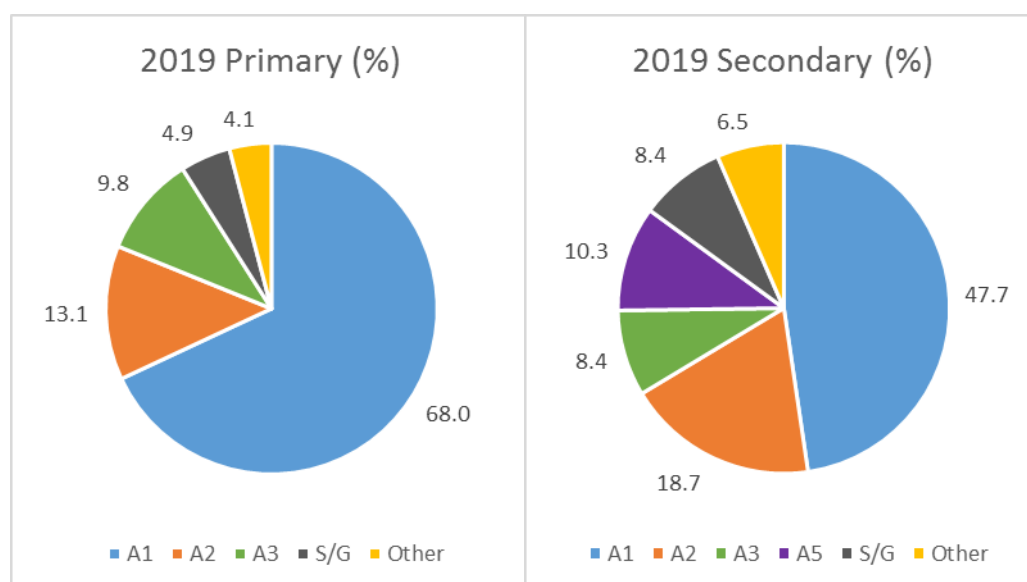
Use Class

Use classes indicate what a particular building may be used for¹. The traditional purpose of a town centre has been geared towards retail (A1), covering shops, hairdressers, showrooms, etc. The following figures are the number of ground floor frontages by use type, taken from the TDC Authority Monitoring Report dataset.

¹ A list of use classes can be found at: [Planning Portal](#)

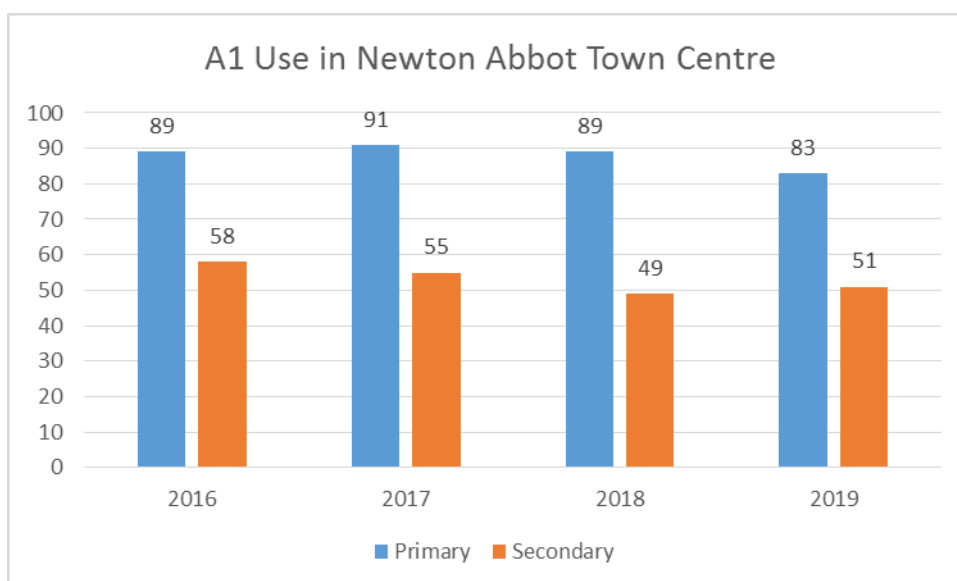
Town centres normally feature primary and secondary shopping areas, with the primary area encompassing the core retail area and the secondary area usually having greater variety of use.

Primary	A1	A2	A3	A4	A5	C3	D1	D2	S/G	TOTAL
2016	89	22	15	1	2	0	0	0	7	136
2017	91	25	15	1	3	0	1	0	4	140
2018	89	16	15	1	3	0	1	0	6	131
2019	83	16	12	2	3	0	1	0	6	123
Secondary										
2016	58	19	12	0	10	4	1	0	4	108
2017	55	20	10	0	11	4	1	0	5	106
2018	49	20	10	0	12	4	1	0	8	104
2019	51	20	9	0	11	6	1	0	9	107



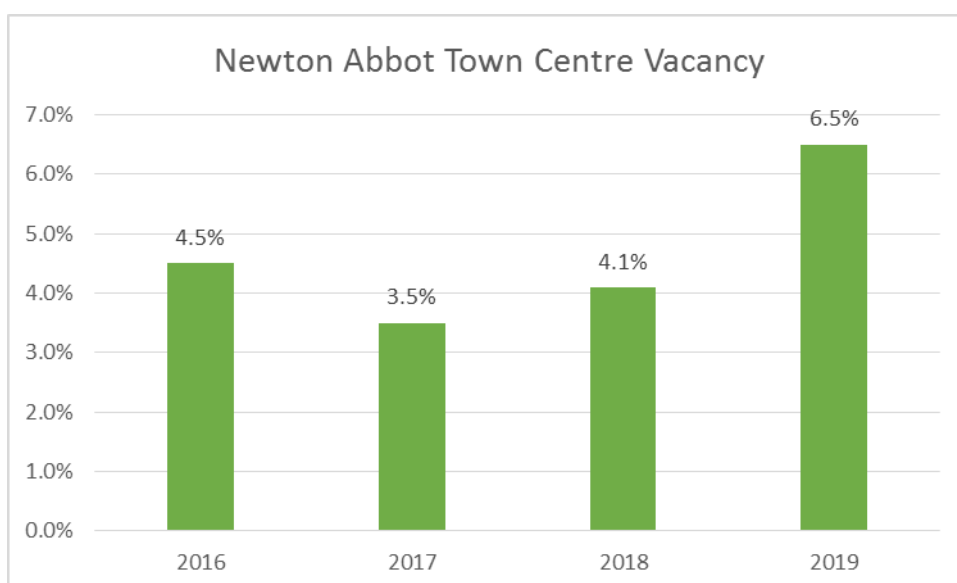
The figures above show that retail still dominates Newton Abbot's town centre. The town witnessed a loss of six A1 units compared to the year prior, with a marginal increase in the secondary area.

The percentage of units (primary and secondary combined) for A1 use has decreased year on year from 60.2% in 2016 to 58.3% in 2019. These figures do not include vacant units, which will be analysed separately.



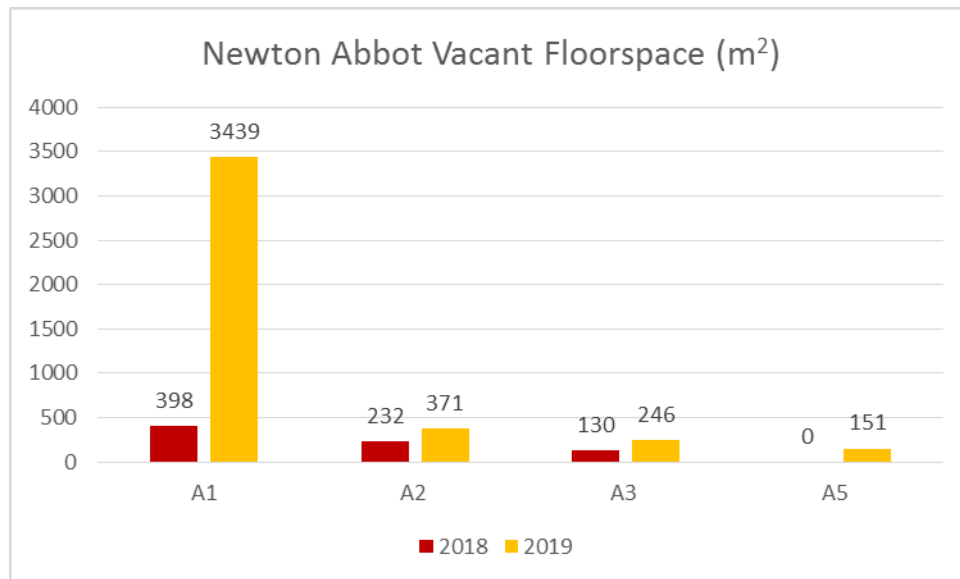
Vacancy

Vacancy rates are a key indicator of a town centre, demonstrating the attractiveness of a town to both retailers and customers. In the first half of 2019, the national average for GB town centres stood at 11.7%² - Newton Abbot is consistently below this figure.



Vacancy has been increasing year on year since 2017 reaching 6.5% in July 2019. The number of vacant units stood at 16 in 2019, an increase from 10 in 2018 and 9 in 2017. These figures have been taken from the TDC Authority Monitoring Report dataset.

² This figure has been taken from LDC's GB Retail and Leisure Market Analysis H1 2019 Update: <https://www.localdatacompany.com/download-report-h1-2019>

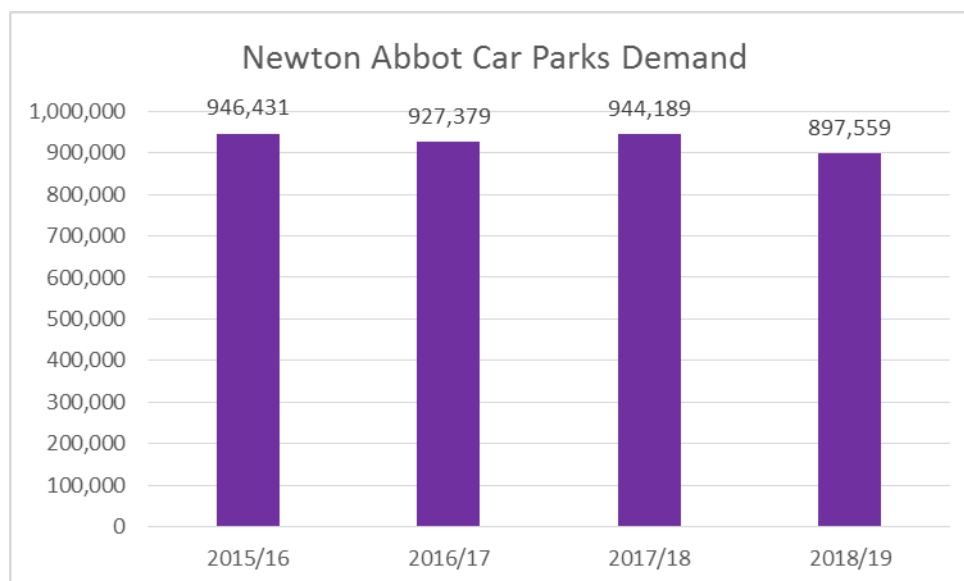


The number and percentage of vacant units does not reveal the amount of vacant space within those units. [Valuation Office](#) data for the specific vacant properties in Newton Abbot shows that in 2018 (the earliest data available), the total amount of vacant primary and secondary A use floorspace was 760sqm, increasing to 4,207sqm in 2019. Even if the closure of the M&S Outlet is taken out of the 2019 figures, the total still stands at just under triple the 2018 total at 2,034sqm. 81.7% of the vacant floorspace in 2019 was formally A1 (retail), with A2, A3 and A5 at 8.8%, 5.9% and 3.6% respectively. These figures do not include vacant space within units with an active use.

Car Parking

Along with those who walk into town or catch public transport, many will arrive into the town centre by car, requiring a parking space. The following statistics analyse the amount of parking tickets purchased in Teignbridge District Council car parks close to the town centres.

The car parks analysed for Newton Abbot include: Halcyon Road, the Livestock Market, Osborne Street, Venture Court, Wolborough Way, Cricketfield Road, Newfoundland Way and the Multi Storey. On-street, private and out of town parking is not included, nor are those with parking permits.



Short term transactions in barrier car parks were down over 36,000 in 2018/19 compared to the year previous, largely explaining the 4.9% decrease between these two financial years. The significant drop in tickets purchased in November 2016 led to the lower 2016/17 figure, this was due to district-wide ticket machine upgrades.

Crime

Crime maps available at [Devon and Cornwall Police](#) allow users to track the quantity of reported crimes within a customisable area. The town centre area for Newton Abbot³, as defined in the Local Plan, has comparable annual data from 2016.

Year	Number of reported crimes
2016	628
2017	880
2018	924
2019	796

The most frequent crimes are anti-social behaviour and violent and sexual offences. Shoplifting and other types of theft are also prevalent, as is typical in a largely retail setting.

³ The area covered can be viewed at [Devon and Cornwall Police](#)

Pollution

Traffic pollution data is collected at various points in and around the town centre. The current national objective for nitrogen dioxide of 40 micrograms/cubic metre is set by the Committee on the Medical Effects of Air Pollutants (COMEAP).

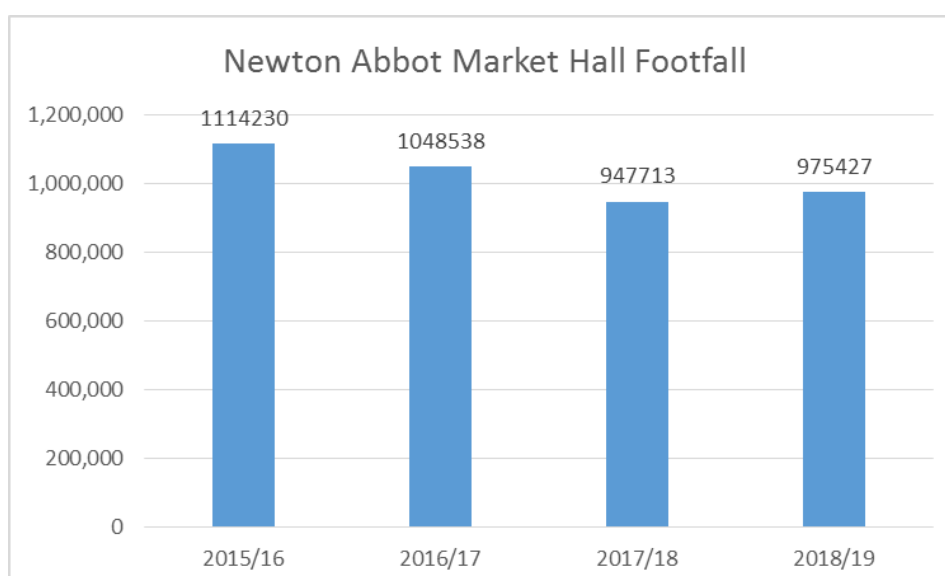
Figures in red are those which exceed the national objective, those in orange are within 10% of the national objective and those in green are well below the national objective. A hash (#) are inputted where no sampling data is available.

Tube	Monitoring Locations for Newton Abbot	2013	2014	2015	2016	2017	2018
31	108-110 Queen St	43.5	42.71	38.08	36.3	41.07	32.68
20	16 Queen Street Ground floor	#	#	#	20.59	21.78	18.51
33	30-34 Bradley Court, Highweek St	44.4	43.58	41.28	35.84	43.77	38.68
8	57 East St	35.5	31.62	30.75	28.32	33.21	31.01
24	87 East St	42.6	42.46	39.91	37.95	39.95	39.23
4	85 Wolborough St	58.2	51.4	50.11	45.01	47.36	44.18
53	90 Wolborough St	46.9	44.15	45.89	42.03	46.46	38.43
55	79 Wolborough St	56.3	50.69	48.76	42.76	47.09	44.67
65	96 Wolborough St	33	30.88	30.76	26.75	31.62	#

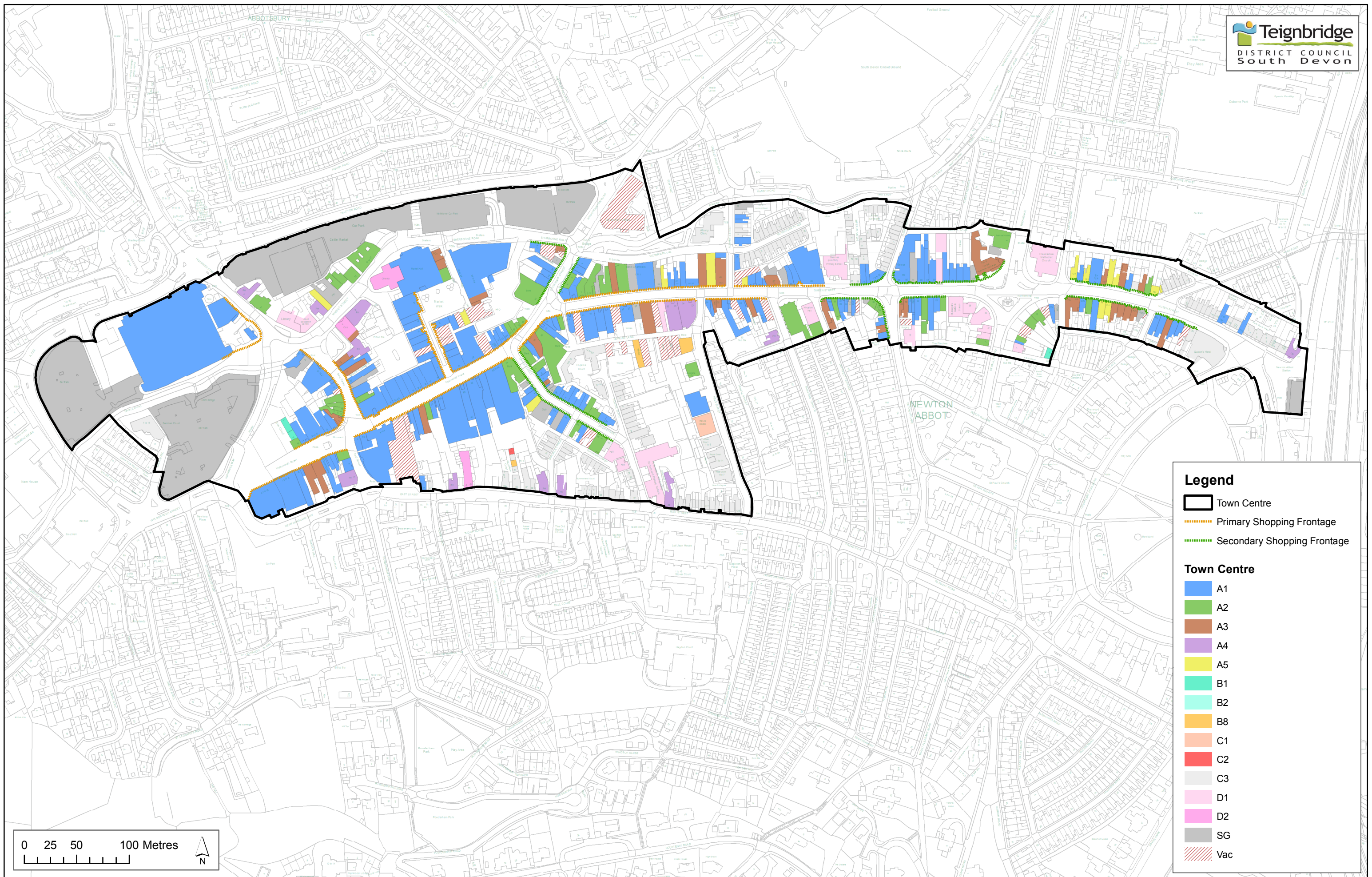
The number of locations below the national objective has increased between 2013 and 2018. Those locations above the limit in 2013 have been declining since, although still remain above target.

Footfall

Although regular footfall counts are not taken throughout the year in any of the Teignbridge town centres, counts are taken in the Newton Abbot Market Hall. The Market Hall is a key anchor destination of the town, so footfall counters in this area can allude to the popularity of this space and its immediate surrounding areas.



Although footfall has decreased by 5.9% and 9.6% within the first three years, 2018/19 saw an increase of 2.9% compared to the year prior.



Newton Abbot Town Centre Survey - July 19

Use Classes	Description
A1 (Shops)	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 (Financial and professional services)	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
A3 (Restaurants and cafés)	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4 (Drinking establishments)	Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.
A5 (Hot food takeaways)	For the sale of hot food for consumption off the premises
B1 (Business)	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 (General industrial)	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 (Storage or distribution)	This class includes open air storage.
C1 (Hotels)	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 (Residential institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A (Secure Residential Institution)	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3 (Dwellinghouses) this class is formed of 3 parts:	C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
	C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
	C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4 (Houses in multiple occupation)	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1 (Non-residential institutions)	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2 (Assembly and leisure)	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses and casinos.